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UMATILLA COUNTY
ORDINANCE # 94-04 94 APR -4 P 3:36

CO-ADOPTING THE CITY OF PENDLETON ORDINANCE #3494, AMENDING THE CITY'S COMPREHENSIVE PLAN AND ZONING ORDINANCE, FOR APPLICATION WITHIN THE PENDLETON URBAN GROWTH AREA.

WHEREAS, The City of Pendleton adopted Ordinance #3494 on December 7, 1993, amending the Comprehensive Plan and Zoning Ordinance; and

WHEREAS, These amendments were necessary in order to comply with new state laws regarding siting of manufactured dwellings; and

WHEREAS, The City has requested the County co-adopt this Ordinance for applicability within the Pendleton Urban Growth Area, so as to insure consistency of standards between the county and city areas within the Urban Growth Boundary, and to insure compliance with state laws; and

WHEREAS, The County and the City have entered into a Joint Management Agreement to apply city planning, subdivision, and zoning regulations on areas within the Urban Growth Boundary, which have not yet been annexed to the city, to carry out the requirements of ORS 197 and 227; and

WHEREAS, The Umatilla County Planning Commission reviewed the Ordinance on March 3, 1994 and recommended unanimously that Ordinance #3494 be co-adopted; and

WHEREAS, The County Board of Commissioners held a duly-advertised public hearing on Wednesday, March 30, 1994, at which time no opposition was raised; and

WHEREAS, Immediately following their hearing, the Board of Commissioners voted to co-adopt City of Pendleton Ordinance #3494.

NOW THEREFORE, be it ordained that the attached City of Pendleton Ordinance #3494 is hereby co-adopted for application within the Pendleton Urban Growth Area, as an amendment to the City's Comprehensive Plan and Zoning Ordinance (#3251), which are already co-adopted, and thereby amending the following Ordinances:

#83-08, the initial co-adoption of the Pendleton Comprehensive Plan and zoning and subdivision ordinances; as amended; and

#84-03, the current Umatilla County Comprehensive Plan and Development Ordinance, as amended.

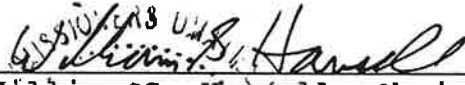
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Co-Adoption of Pendleton Ordinance #3494
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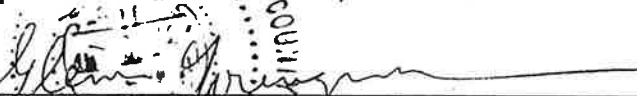
BE IT ALSO ORDAINED that an "emergency" exists in order for these amendments to be applicable immediately, so as to conform to the City's action of December 7, 1993.

SIGNED this 4th day of April, 1994.

UMATILLA COUNTY BOARD OF COMMISSIONERS



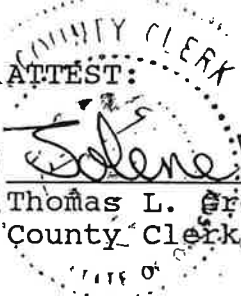

William S. Hansell, Chairman



Glenn Youngman, Vice-Chairman



Emile Holeman, Commissioner


ATTEST:


Thomas L. Groat
County Clerk

ATTACHMENT: City of Pendleton Ordinance #3494

D.W. Logg

ORDINANCE NO. 3494

AN ORDINANCE AMENDING THE CITY OF PENDLETON ZONING ORDINANCE NO. 3250 AND THE 1990 PENDLETON COMPREHENSIVE PLAN (ADOPTED BY ORDINANCE NO. 3249) TO COMPLY WITH O.R.S. CHAPTER 197 REGARDING MANUFACTURED HOUSING AND DECLARING AN EFFECTIVE DATE

WHEREAS, the 1993 Oregon Legislature adopted House Bill 2835, which directs cities and counties to allow certain manufactured housing units in all locations within urban growth boundaries zoned for single family dwellings, and

WHEREAS, the City of Pendleton has until January 1, 1994 to submit proposed amendments to the Director of the Department of Land Conservation and Development and until May 1, 1994 to enact land use regulation amendments that comply with the revised law; and

WHEREAS, the City of Pendleton supports the installation of manufactured housing in the community as an affordable housing alternative; and

WHEREAS, the 1993 Oregon Legislature adopted Senate Bill 333, which changes the definition of what constitutes a manufactured home park and necessitates an amendment of local codes.

NOW, THEREFORE, THE CITY OF PENDLETON ORDAINS AS FOLLOWS:

SECTION 1. The following definitions within Section 3 of Ordinance No. 3250 are amended as follows:

"Dwelling, Single Family. A detached, conventional, manufactured or prefabricated residential dwelling unit designed to be occupied by one family."

"Manufactured Home Park. Any place where seven (7) ~~four (4)~~ or more manufactured homes are located within five hundred (500) feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person. (See Sections 30 and 137 (J) for regulations)."

SECTION 2. Section 14 (F) of Ordinance No. 3250 is amended to read:

"SECTION 14. USES PERMITTED OUTRIGHT. In a Low Density Residential Zone R-1, the following uses and their accessory uses are permitted outright:

F. Manufactured Home: Class A, provided that it is located within a Class A or Class B Manufactured Housing Subdistrict, and Class B, provided that it is located within a Class B Manufactured Housing Subdistrict, both subject to the requirements of Sections 31 and 32 of this Ordinance."

SECTION 3. Section 17 (E) of Ordinance No. 3250 is amended to read:

"SECTION 17. USES PERMITTED OUTRIGHT. In a Medium Density Residential (R-2) zone, the following uses and their accessory uses are permitted:

E. Manufactured Home: Class A provided that it is located within a Class A or Class B Manufactured Housing Subdistrict, and Class B, provided that it is located within a Class B Manufactured Housing Subdistrict, both subject to the requirements of Sections 31 and 32 of this Ordinance."

Exhibit #3

B. A Class B Manufactured Home shall:

- (1) Have more than eight hundred forty (840) square feet of occupied space in a single, double, ~~expand~~ or multi-section unit ~~(including those with add-a-room units);~~
- (2) Be placed onto a permanent foundation with enclosed perimeter or support system with skirting as specified in Section 32 of this Ordinance;
- (3) Have wheels, axles and hitch mechanisms removed;
- (4) Have a garage or carport with exterior materials matching the manufactured home. The city may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of immediately surrounding dwellings; ~~Have utilities connected in accordance with manufacturer's specifications and Oregon Department of Commerce requirements;~~
- ~~(5) Bear an insignia of compliance with the Manufactured Housing Construction and Safety Standards Code as of June 15, 1976;~~
- ~~(5)~~(6) Be manufactured within the current or previous three calendar years (at the time of installation permit application) if a single wide and within the current or previous six calendar years if a double wide or wider, unless otherwise approved by the Planning Commission through a variance procedure;
- ~~(6)~~(7) Have siding material of a type customarily used on site-constructed residences (see list of approved materials in Section 32 of this ordinance);
- ~~(7)~~(8) Have a pitched roof with roofing material of a type customarily used on site-constructed residences (see list of approved materials in Section 32 of this ordinance);
- ~~(8)~~(9) Be in good repair and free of structural, electrical, mechanical and plumbing defects, any of which must be corrected prior to placement."

SECTION 6. The manufactured housing subdistrict map (Map VI of the Pendleton Comprehensive Plan) is amended as shown on the new Map VI attached hereto and incorporated herein by this reference.

SECTION 7. Severability. The sections of this Ordinance are severable. The invalidity of a section or part of a section shall not affect the validity of the remaining sections or parts of sections.

SECTION 8. Saving Clause. Any portion of Ordinances No. 3249 or 3250 which are inconsistent with this Ordinance shall remain in full force and effect prior to the effective date of this Ordinance.

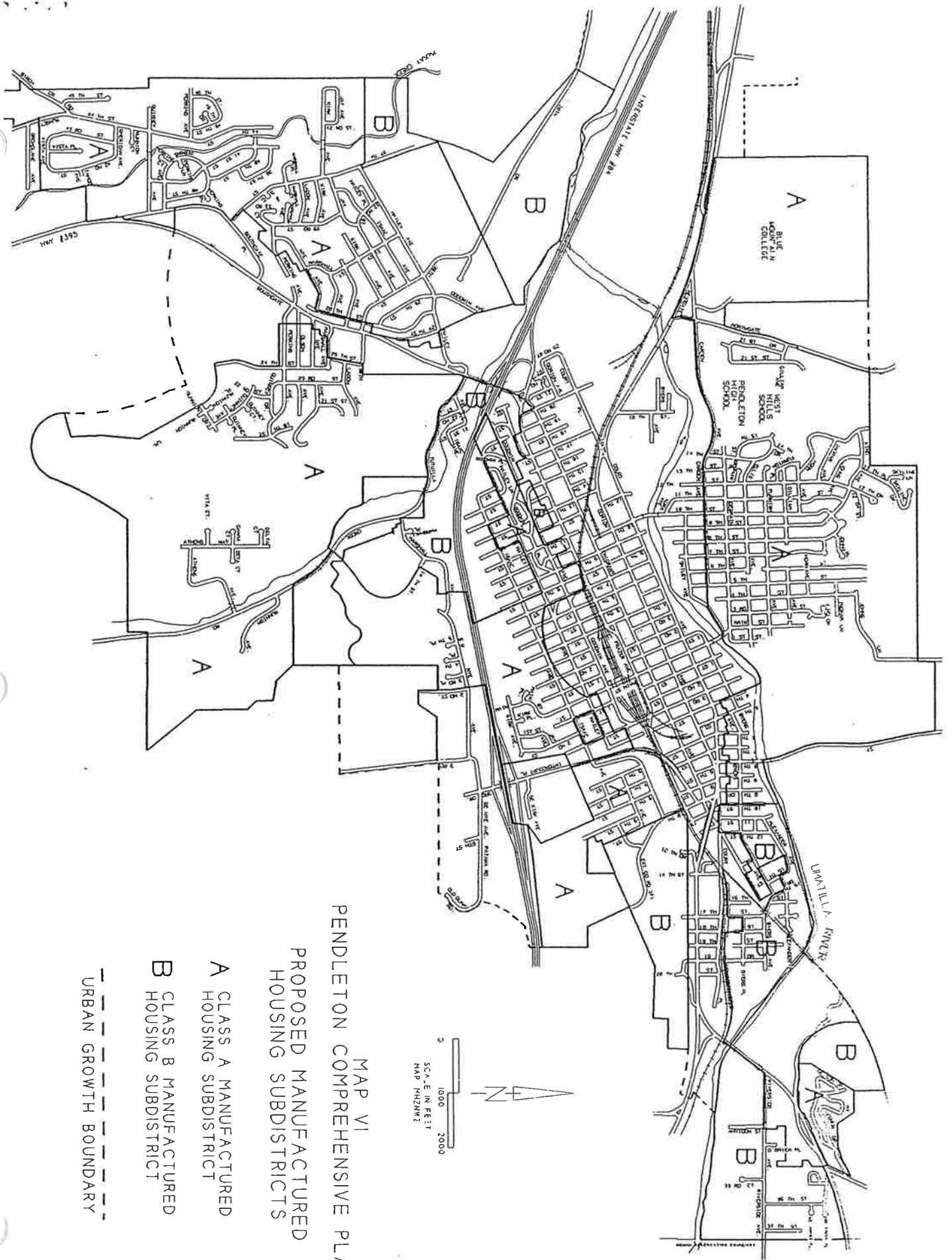
SECTION 9. Effective Date. Inasmuch as it is necessary for the preservation of the peace, health and safety of the citizens of the City of Pendleton that this Ordinance shall have a timely effective date, this Ordinance shall be in full force and effect after January 1, 1994.

PASSED by the vote of the Council Members present and approved by the Mayor December 7, 1993.

APPROVED: Robert E. Ranig
Mayor

ATTEST: Judi A. Zoske
City Recorder

APPROVED AS TO FORM: [Signature]
City Attorney

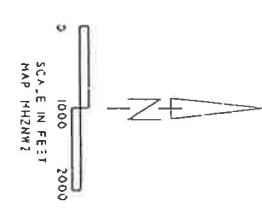


MAP VI
 PENDLETON COMPREHENSIVE PLAN
 PROPOSED MANUFACTURED
 HOUSING SUBDISTRICTS

A CLASS A MANUFACTURED
 HOUSING SUBDISTRICT

B CLASS B MANUFACTURED
 HOUSING SUBDISTRICT

--- URBAN GROWTH BOUNDARY



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